

1 **TIFFANY & BOSCO**
2 P.A.

3 **2525 E. CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
7 **FACSIMILE: (602) 255-0192**

8 Mark S. Bosco
9 State Bar No. 010167
10 Leonard J. McDonald
11 State Bar No. 014228
12 David W. Cowles
13 State Bar No. 021034

14 Attorneys for Nationstar Mortgage LLC

15 12-12355

16 **IN THE UNITED STATES BANKRUPTCY COURT**
17 **FOR THE DISTRICT OF ARIZONA**

18 IN RE:

19 Elias Y. Freij and Obdulia M. Freij,

20 Debtors.

21 _____
22 Nationstar Mortgage LLC,

23 Movant,

24 vs.

25 Elias Y. Freij and Obdulia M. Freij, Debtors; Office
26 of the U.S. Trustee, Trustee.

27 Respondents.

28 No. 4:12-bk-10829-EWH

29 Chapter 11

30 **STIPULATION REGARDING MOTION FOR
31 VALUATION ENCUMBERING THE FIRST
32 LIEN ON REAL PROPERTY LOCATED AT**

33 **1468 E. WEDWICK STREET
34 TUCSON, AZ 85706**

35 1. Nationstar Mortgage LLC ("Nationstar") is the holder of the Note and the beneficiary under
36 the Deed of Trust secured by the real property commonly known as 1468 E. Wedwick Street, Tucson,
37 AZ 85706 ("Subject Property") and is the real party in interest.

1 2. On or about May 16, 2012, Debtors filed a voluntary petition under Chapter 11 of the
2 United States Bankruptcy Code.

3 3. On or about August 7, 2012, Debtor filed a Motion for Valuation Hearing regarding the
4 Subject Property, pursuant to Bankruptcy Rule 3012 and 11 U.S.C § 506(a).

5 4. On or about July 26, 2012 Nationstar filed a proof of claim in the amount of \$94,596.98.

6 5. Nationstar has obtained an broker's price opinion dated September 1, 2012 that values the
7 Subject Property \$58,000.

8 THE PARTIES HEREBY STIPULATE AND AGREE that Nationstar's allowed secured
9 claim against the Subject Property shall be \$58,000 and the Evidentiary Hearing set for October 15,
10 2012 at 1:30 PM is vacated regarding the Subject Property.

11 SO STIPULATED:

12 Dated: 10/11/12

BY:
Leonard McDonald, Esq
Attorney for Nationstar Mortgage LLC

13 Dated: 10/9/12

BY:
Eric Slocum Sparks, Esq.
Attorney for Debtors-in-Possession